



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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2023 JUN -7 PM 4:00

PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, June 12, 2023**

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Lot Release Re-Approval, Lots 1 and 10, "Abby Woods" (DP2020-01) subdivision, Abby Rad.
 - B. Approval of Surety Estimate, "Engineer's Opinion, Construction Cost Estimate," "Abby Woods" (DP2020-01) subdivision, Abby Rad.
 - C. Approval Under Subdivision Control Not Required Plan (ANR 2023-11)- 9 & 11 Adams Road, Parker/L'Heureux (applicants/owners).
 - D. Approval Under Subdivision Control Not Required Plan (ANR 2023-12)- 85 Brigham Road, 85 Brigham Hill LLC (Thomas Marcello). (applicant/owner).
 - E. Draft Decision - Request for Site Plan Approval (SPA 2023-02), 44 Old Upton Road, Silver Spruce Grafton LLC/44 Old Upton Road LLC (applicant/owner).
- 3. Discussion Items**
 - A. Mill Overlay, Gabe Trevor, CMRPC
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearing**
 - A. (7:30 PM) Request for Special Permit (SP 2023-02/SPA) and Site Plan Approval, 62 Wesson Street, Willard House Clock Museum, Inc. (applicant/owner).** A Hearing to consider an application for a Special Permit and Site Plan Approval, and consider the draft decision, for a common driveway to serve two single family houses, to be located at 62 Wesson Street, shown as Grafton Assessor's Map 22, Lot 12. Said property is located in a Low Density Residential (R-40) zoning district. *Public Hearing continued from May 22, 2023.*
 - B. (7:30 PM) Request for Special Permit (SP 2023-01/SPA) and Site Plan Approval, 18 and 22 Donahue Lane, 18 & 22 Donahue Lane, LLC (applicant/owner).** A public hearing to consider an application for a Special Permit and Site Plan Approval request for a contractor's

The Planning Board reserves the right to take agenda items out of order

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yard, including new 12,000 square foot building, on property located at 18 and 22 Donahue Lane, shown as Grafton Assessor's Map 26, Lots 1 & 2A. Said property is located in an Office /Light Industrial (OLI) zoning district. *Continued from May 22, 2023.*

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The June 12, 2023, Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/82681990203>